

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Architectural Review Committee Meeting Minutes

October 20, 2011

With a quorum present, the October 20, 2011 meeting of the Mentone Architectural Review Committee was called to order at 6:20 pm by President Patsy Murray in the Mentone Recreation Pavilion.

Members Present: Patsy Murray (President), Karen Ledee (Vice President), Dave Jenkins (Treasurer), Al Tilly (Secretary), Irv Lampert, Gil Murray

Members Absent: none

Trend Management Solutions Staff Present: Kelly Burch

Consideration of minutes: Burch pointed out the July 21 ARC minutes called out the date correctly in the narrative but the date was listed as April 21, 2011 in the heading on each page. Motion to amend July 21, 2011 ARC minutes to reflect the correct date in the heading by P. Murray, seconded by Ledee, passed unanimously.

P. Murray then made a request for input, changes, or corrections to the September 15 minutes and receiving none, there was a motion to approve the September 15, 2011 minutes by P. Murray, seconded by Ledee, approved unanimously.

Agenda items:

Fritz and Sheri Munn, 6621 SW 84th Street, request to widen driveway on one side (after the fact). No owner or representative present. Pictures supplied. After a brief discussion, P. Murray presented a motion for approval, seconded by Ledee. Motion approved unanimously.

Cynthia Williams, 6810 SW 85th Terrace, tree removal and new trees added. No owner or representative present. Sketch supplied. After a brief discussion, P. Murray presented a motion for approval, seconded by Ledee. Motion approved unanimously.

Stephanie and George Kolb, 8604 SW 66th Lane, Three requests for 1) installation of pool 2) installation of pool screen enclosure, and 3) tree removal. Owners were late arrival after discussion on the items had commenced. Sketch supplied for tree removal, plans and renderings for pool and enclosure provided. Items taken in aggregate and considered concurrently. Tilly pointed out that there are at least two other enclosed pools in the Mentone community already. Those, as well as this request, back up to either common areas or Archer Road. Discussion ensued about covenants and whether there was explicit approval or prohibition for this type of use. None was known by those familiar with the covenants. The existence of other such enclosures in the neighborhood suggest a precedent had already been established. Additional clarifications from the owners included stating the area is mostly secluded from view from the road, Archer frontage has significant tree cover for the proposed use, screen will be the same height as the ridge of the existing house, and visual impacts will be minimal.

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After additional discussion the requests were acted upon individually.

P. Murray presented a motion for approval of pool installation, seconded by Ledee. Motion approved unanimously.

P. Murray presented a motion for approval of screen enclosure installation, seconded by Ledee. Motion approved unanimously.

P. Murray presented a motion for approval of tree removal, seconded by Ledee. Motion approved unanimously.

Laura Wilson, 7072 SW 85th Terrace, landscape change (after the fact). No owner or representative present. No discussion, P. Murray presented a motion for approval, seconded by Ledee. Motion approved unanimously.

There being no further action or discussion, motion to adjourn at 6:40 by P. Murray. Second by Ledee. Approved unanimously.